

SPORTS ARENA AD HOC COMMITTEE

COMMITTEE REPORT

Final Draft

Submitted To:

**Councilman Michael Zucchet
San Diego City Council**

Submitted By:

**Sports Arena Ad Hoc Committee
(Representing Seven Community Organizations)**

Prepared By:

**North Bay Association
Joe Mannino, Executive Director
Audrey Thifault, Executive Assistant
(3045 Rosecrans St, Suite 207, San Diego, CA 92110)**

January 5, 2005

TABLE OF CONTENTS

FORWARD	1
COMMITTEE MEMBERS	3
RECOMMENDATIONS	
<i>The Future Of The Sports Arena</i>	
Recognize the Sports Arena will be moved	4
Recommend the Sports Arena be moved	5
<i>The Future Of Kobey's Swap Meet</i>	
Kobey's supported to stay in area	6
<i>Recommended Land Use</i>	
95 acres to be mostly residential, with some commercial	7
Adult entertainment should be reduced	8
No in lieu fees accepted	9
<i>Infrastructure</i>	
Underground electrical wiring	10
Traffic congestion be mitigated	11
Oppose increase in DIF Fees	13
Support the development of parks	14
Oppose rerouting of Rosecrans traffic	15
Support a park by the river	16
<i>Building Height</i>	
Support an increase to the height limit	17
<i>Superstores</i>	
Oppose the development of superstores	19
<i>Ownership Of Public Land</i>	
Maintain ownership but sell if better for citizens	20
<i>Process</i>	
Include Midway Planning Group and NBA	21
Include Midway Planning Group, NBA, Ad Hoc Committee	22
<i>Conceptual Plan</i>	

Use North Bay Conceptual Plan as guiding document	23
<i>Maintenance Assessment District</i>	
Support establishing a Maintenance Assessment District	24
<i>Administrative Motions</i>	25

APPENDIX

<i>Meeting Agendas</i>	27
<i>Meeting Minutes</i>	28
<i>Correspondence</i>	29
<i>Audio Tapes</i>	30

SPORTS ARENA AD HOC COMMITTEE

FORWARD

Formed by Councilman Michael Zucchet on June 25, 2004, the Sports Arena Ad Hoc Committee was comprised of eleven members representing seven local community organizations. Each member was duly elected to their representative organization, and appointed to the Sports Arena Ad Hoc Committee by majority vote of their governing body.

Councilman Zucchet charged the Committee with the task of evaluating various land use and other issues relative to ninety five acres (95) of public land anchored by the thirty eight (38) acre Sports Arena property. The specific land use and other issues requested to be evaluated included but were not limited to:

1. The future of the San Diego Sports Arena
2. The future of Kobey's Swap Meet
3. Recommended land uses such as commercial, residential, or industrial
4. Infrastructure issues such as parks, open space, and traffic
5. Building height variances
6. Superstores
7. Ownership of public land
8. Recommended procedural process for development

The Councilman specified that the Committee will meet for four (4) months, and that a final report be prepared containing the recommendations of the Committee, with appropriate supportive documentation included. Noting the report would represent broad based community input, the Councilman indicated it would be distributed to the San Diego City Council and utilized as a tool when considering the aforementioned issues.

With the responsibility of governing itself, and recognizing the significant task at hand, the Committee chose to meet weekly for the four month period. In addition, although not bound by the Brown Act or other regulations, the Committee decided to abide by certain requirements of the Brown Act, and to conduct meetings guided by Robert's Rules of Order. All meetings of the Committee were noticed, open to the public, and public comment was taken. To insure the maintenance of an accurate historical record, meetings were tape recorded and detailed minutes were prepared and distributed weekly.

At its conclusion on October 22, 2004, the Sports Arena Ad Hoc Committee had engaged in over forty (40) hours of analysis and debate, and were the recipients of numerous presentations by City Agencies and others, and numerous relevant documents on the area's

history and land use issues. The Committee passed twenty three (23) motions, fifteen (15) of which were unanimous, four (4) recorded only one (1) opposed, with two (2) motions having two (2) opposed, and two (2) motions having three (3) opposed.

On behalf of the Sports Arena Ad Hoc Committee I wish to thank Councilman Zucchet for this unprecedented opportunity to submit recommendations from seven (7) local community groups relative to land use and the very future of the Midway community. It is our hope, as well as the hope of the organizations we represent, that the broad based support for the recommendations contained herein will be taken into consideration by the San Diego City Council when deliberating policy decisions that affect our community.

Respectfully Yours,

Joe Mannino
Chairman, Sports Arena Ad Hoc Committee

SPORTS ARENA AD HOC COMMITTEE

COMMITTEE MEMBERS

The Sports Arena Ad Hoc Committee was comprised of eleven members from seven local community organizations, as delineated below.

Midway Community Planning and Advisory Committee (3 members)

Mr. Lyle Butler	3025 Kona Way, San Diego, CA 92101
Mr. Bob Conley	3340 Kettner Boulevard, San Diego, CA 92101
Mr. Bill Kenton	3235 Hancock Street, San Diego, CA 92110

North Bay Association (2 members)

Mr. Chuck Pretto	PO Box 81492, San Diego, CA 92138
Mr. Ernie Hahn	3500 Sports Arena Boulevard, San Diego, CA 92110

North Bay Project – Project Area Committee (2 members)

Ms. Leslie Sanguinetti	3024 Hancock Street, San Diego, CA 92110
Mr. Joe Mannino	3045 Rosecrans Street, Suite 207, San Diego, CA 92110

Peninsula Planning Board (1 member)

Mr. Jarvis Ross	4352 Loma Riviera Court, San Diego, CA 92110
-----------------	----------------------------------------------

Point Loma Association (1 member)

Ms. Pat Baker	PO Box 6730, San Diego, CA 92166
---------------	----------------------------------

Ocean Beach Planning Board (1 member)

Mr. Vance Spurrier	PO Box 70184, San Diego, CA 92117
--------------------	-----------------------------------

Ocean Beach Town Council (1 member)

Ms. Jere Batten	4690 Greene Street, San Diego, CA 92107
-----------------	-----------------------------------------

SPORTS ARENA AD HOC COMMITTEE

THE FUTURE OF THE SPORTS ARENA

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
July 30	Bill Kenton/Leslie Sanguinetti	The Committee recognizes that the Sports Arena will be moved in the future.

Members in Support (7)

Bill Kenton
Leslie Sanguinetti
Lyle Butler
Chuck Pretto
Ernie Hahn
Joe Mannino
Pat Baker

Members in Opposition (2)

Jarvis Ross
Jere Batten

Members Abstaining (0)

Statements in Support

- A) The San Diego Sports Arena is a thirty eight (38) year old ailing facility, generating little annual revenue (\$460,000.00) for the City of San Diego.
- B) Competition from newer facilities such as Coors Amphitheatre and Cox Arena will continue to affect revenue and profitability.
- C) It is unlikely a new Arena would be built in its present location due to a lack of required infrastructure, poor vehicle and pedestrian access, community opposition to traffic impacts, and a variety of market requirements such as the need for a synergistic location.
- D) The desire for a National Basketball Association (NBA) and National Hockey League (NHL) team, coupled with the need for an arena to support the San Diego Convention Center or other facility, will likely mandate a new arena be built downtown or in Mission Valley.

Statements in Opposition

- A) The Sports Arena building is a Cell Phone Tower.
- B) The current use is a visual relief due to its large parking lot.
- C) The current use does not negatively impact the area.

SPORTS ARENA AD HOC COMMITTEE

THE FUTURE OF THE SPORTS ARENA

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
July 30	Jere Batten/Leslie Sanguinetti	The Committee recommends that the Sports Arena be moved.

Members in Support (8)

Jere Batten
Leslie Sanguinetti
Bill Kenton
Lyle Butler
Chuck Pretto
Ernie Hahn
Joe Mannino
Pat Baker

Members in Opposition (1)

Jarvis Ross

Members Abstaining (0)

Statements in Support

- E) The San Diego Sports Arena is a thirty eight (38) year old ailing facility, generating little annual revenue (\$460,000.00) for the City of San Diego.
- F) Competition from newer facilities such as Coors Amphitheatre and Cox Arena will continue to affect revenue and profitability.
- G) It is unlikely a new Arena would be built in its present location due to a lack of required infrastructure, poor vehicle and pedestrian access, community opposition to traffic impacts, and a variety of market requirements such as the need for a synergistic location.
- H) The desire for a National Basketball Association (NBA) and National Hockey League (NHL) team, coupled with the need for an arena to support the San Diego Convention Center or other facility, will likely mandate a new arena be built downtown or in Mission Valley.

Statements in Opposition

- D) The Sports Arena building is a Cell Phone Tower.
- E) The current use is a visual relief due to its large parking lot.
- F) The current use does not negatively impact the area.

THE FUTURE OF KOBNEY'S SWAP MEET

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Sept 3	Pat Baker/Jarvis Ross	Whereas Kobey's Swap Meet, a prime sublessor at the San Diego Sports Arena since 1980, is a multi faceted positive influence to both the local communities and greater San Diego. As a demonstrated economic engine providing jobs to over 600 vendors, and over 1000 people, acting as an incubator to start up businesses and providing a free venue to over 100 charitable organizations each year. This with minimal traffic impacts at critical times to the surrounding communities. We recommend that Kobey's Swap Meet's continued presence in the area be supported and incorporated into long term planning of the North Bay area.

Members in Support (7)

Pat Baker
Bill Kenton
Lyle Butler
Bob Conley
Joe Mannino
Leslie Sanguinetti
Jere Batten

Members in Opposition (0)

Members Abstaining (4)

Chuck Pretto
Ernie Hahn
Jarvis Ross
Vance Spurrier

Statements in Support

- I) With a twenty five (25) year presence in the community, Kobey's Swap Meet is seen as an asset.
- J) Kobey's Swap Meet attracts over one million visitors to the community annually.
- K) Over two million dollars in annual sales tax is generated by Kobey's vendors.
- L) Kobey's Swap Meet provides over one thousand five hundred (1,500) jobs, is an incubator of small businesses, and provides complimentary space for approximately one hundred and fifty (150) non profit entities annually.
- M) As an open air market, Kobey's Swap Meet adds an attractive character to the neighborhood, and provides a form of much needed "open space".

Statements in Opposition

RECOMMENDED LAND USE

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Sept 10	Leslie Sanguinetti/Bill Kenton	The Committee recommends that the Sports Arena area, the 95 acres with the exclusion of the Stonewood Apartments and the Orchard Apartments, be approved to allow for primarily residential development, with commercial and mixed use along the commercial corridors, together with open space, and a portion of mixed use/commercial within the project area itself.

Members in Support (9)

Leslie Sanguinetti
Bill Kenton
Lyle Butler
Chuck Pretto
Ernie Hahn
Joe Mannino
Pat Baker
Vance Spurrier
Jere Batten

Members in Opposition (0)

Members Abstaining (0)

Statements in Support

- N) Investment and development will remove blighted conditions and generate revenue for the City of San Diego.
- O) The development of housing will limit or preclude the growth of additional adult entertainment businesses in the area.
- P) Midway is an ideal location for housing, close to public transportation, freeways, and work centers.
- Q) A walkable community is desired, requiring residential and commercial mixed use in the spirit of the City of Villages.

Statements in Opposition

None

RECOMMENDED LAND USE

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Sept 10	Ernie Hahn/Leslie Sanguinetti	Due to an over abundance of adult entertainment in North Bay, creating a negative image, we recommend that adult entertainment uses as defined by San Diego Municipal Code s141.0601 be precluded from City owned land in North Bay, that redevelopment be used as a tool to reduce adult entertainment locations in North Bay, that development of uses that preclude adult entertainment be supported in North Bay, and that the City's ordinance be increased from 1,000 feet to 2,000 feet.

Members in Support (9)

Ernie Hahn
Leslie Sanguinetti
Bill Kenton
Lyle Butler
Chuck Pretto
Joe Mannino
Pat Baker
Vance Spurrier
Jere Batten

Members in Opposition (0)

Members Abstaining (0)

Statements in Support

- R) The Midway community has more adult entertainment facilities than any area of equal size in all of California, baring San Francisco, creating a negative image and an impediment to investment, growth, and improvement.
- S) Without actions to preclude the development and/or sighting of additional adult entertainment uses in our area, such as the development of precluding uses like housing, parks, schools, or churches; it is likely more will locate in Midway intensifying the present problem.

Statements in Opposition

None

RECOMMENDED LAND USE

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Oct 22	Pat Baker/ Vance Spurrier	We recommend that any residential development in the City owned 95 acres include affordable housing with no in lieu fees accepted.

Members in Support (7)

Pat Baker
Vance Spurrier
Lyle Butler
Chuck Pretto
Ernie Hahn
Joe Mannino
Jere Batten

Members in Opposition (1)

Bill Kenton

Members Abstaining (1)

Jarvis Ross

Statements in Support

T) In lieu fees may not result in new affordable housing that is within and benefits the Midway community.

Statements in Opposition

A) Removing the ability to choose the in lieu fee option is too restrictive and may impede investment and development.

INFRASTRUCTURE

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
July 23	Lyle Butler/Bill Kenton	The Committee recommends that all electrical wiring in our area be under-grounded as soon as possible.

Members in Support (8)

Lyle Butler
Bill Kenton
Chuck Pretto
Joe Mannino
Jarvis Ross
Pat Baker
Vance Spurrier
Jere Batten

Members in Opposition (0)

Members Abstaining (0)

Statements in Support

U) Due to potential residential development, and the present blighted condition of the Midway community, unsightly electrical wiring should be under-grounded.

Statements in Opposition

None

INFRASTRUCTURE

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Sept 10	Bill Kenton/Leslie Sanguinetti	<p>We recommend traffic congestion be mitigated in and around the Sports Arena site by supporting the following:</p> <ol style="list-style-type: none">1. Connect the north side and the south side of Sports Arena Boulevard., allowing a free flow of traffic.2. Wherever appropriate reestablish or establish a street grid, adding to the travel options of motorists and alleviating the necessity of only using main corridors.3. Limiting new intersections on Sports Arena Boulevard to improve the efficiency of the free flow of traffic.4. In residential areas and open space areas, where conditions permit we recommend the use of curved streets to add character and visual appeal.

Members in Support (8)

Bill Kenton
Leslie Sanguinetti
Lyle Butler
Chuck Pretto
Joe Mannino
Pat Baker
Vance Spurrier
Jere Batten

Members in Opposition (0)

Members Abstaining (0)

Statements in Support

V) Connecting the north and south sides of Sports Arena Boulevard is a priority of the North Bay/Peninsula Traffic Task Force, the Midway Planning Committee, and the Redevelopment Agency.

- W) The reestablishment of the Sports Arena Boulevard connection will improve the area's traffic flow.
- X) Additions to the areas street grid will improve traffic flow.
- Y) Limiting new intersections on Sports Arena Boulevard will improve the efficiency of the traffic flow.
- Z) In new residential areas, curved streets will add character and visual appeal.

Statements in Opposition

None

INFRASTRUCTURE

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Sept 24	Leslie Sanguinetti/Pat Baker	We oppose raising the Midway area DIF Fees, and recommend that the Planning Department specifically omit the cost of freeway projects from the DIF fee basis, and note that the redevelopment of the Sports Arena area property will depend on significant number of residential units, including affordable housing, and exorbitant DIF fees serve only to discourage residential and especially affordable housing.

Members in Support (10)

Leslie Sanguinetti
Pat Baker
Bill Kenton
Lyle Butler
Bob Conley
Chuck Pretto
Ernie Hahn
Joe Mannino
Jarvis Ross
Vance Spurrier

Members in Opposition (0)

Members Abstaining (0)

Statements in Support

- AA) Exorbitant increases in Development Impact Fees (DIF) discourage and impede development of market rate and affordable housing.
- BB) The Midway area is blighted and requires incentives rather than impediments to investment.
- CC) The inclusion of the I-5/I-8 interchange in the DIF basis, adding 155 million dollars is without justification and inconsistent with state law.

Statements in Opposition

None

INFRASTRUCTURE

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Oct 8	Ernie Hahn/Pat Baker	To maintain appropriate consistency with the City's Progress Guide and General Plan, as residential development occurs in North Bay, we recommend City Council support for the periodic development of parks of various sizes, as described in Neighborhood Parks and Facilities in the City of San Diego General Plan.

Members in Support (9)

Ernie Hahn
Pat Baker
Bill Kenton
Lyle Butler
Bob Conley
Chuck Pretto
Joe Mannino
Leslie Sanguinetti
Jere Batten

Members in Opposition (0)

Members Abstaining (2)

Jarvis Ross
Vance Spurrier

Statements in Support

DD) With the number of residents in Midway about to exceed 3,500, and the City's standards calling for a park in communities of over 3,500 residents, the Midway community will soon warrant the development of a park.

Statements in Opposition

None

SPORTS ARENA AD HOC COMMITTEE

INFRASTRUCTURE

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Oct 8	Leslie Sanguinetti/Jarvis Ross	<p>The Ad Hoc Committee opposes the Redevelopment Agency's proposal as presented to this Committee to re-route Rosecrans traffic to Camino Del Rio West by way of Hancock Street.</p> <p>The Committee recommends continued study of the traffic congestion at the intersections of Rosecrans, Sports Arena Blvd, and Camino Del Rio West.</p>

Members in Support (11)

Leslie Sanguinetti
Jarvis Ross
Bill Kenton
Lyle Butler
Bob Conley
Chuck Pretto
Ernie Hahn
Joe Mannino
Leslie Sanguinetti
Vance Spurrier
Jere Batten

Members in Opposition (0)

Members Abstaining (0)

Statements in Support

EE) Rerouting such significant amounts of traffic to Hancock Street, necessitating a three lane left turn and another three lane right turn back onto Camino Del Rio West, will impede traffic flow and require the condemnation of property.

Statements in Opposition

None

INFRASTRUCTURE

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Oct 15	Bill Kenton/Pat Baker	In addition to the recommended park development in North Bay, we recommend that the City Council and the San Diego River Conservancy support the development of a park in the area adjoining the San Diego River north of I-8 and west of I-5, with the development of a walkway access over I-8, and/or other enhancements to pedestrian access connecting the park to the Midway Community.

Members in Support (6)

Bill Kenton
Pat Baker
Lyle Butler
Chuck Pretto
Joe Mannino
Leslie Sanguinetti

Members in Opposition (2)

Jarvis Ross
Vance Spurrier

Members Abstaining (0)

Statements in Support

- FF) Consistent with the City of San Diego General Plan, a community consisting of over 3,500 residents warrants a park.
- GG) The development of a park by the San Diego River would be cost effective, as the land is already City owned and underutilized.
- HH) Developing City owned land into a park would alleviate the possibility that the City would have to condemn property to acquire adequate land for an appropriate sized park.
- II) The location of this proposed park is ideal in that approximately thirty percent of the community's residents presently live within a quarter of a mile, and the Sports Arena site is also within walking distance.
- JJ) The goal of incorporating land along the San Diego River is consistent with the goals of the San Diego River Conservancy and the Mayor of San Diego.

Statements in Opposition

- A) Parks are a gathering place for the homeless.
- B) Parking lots are open space, so we should retain parking lots like the Sports Arena lot.
- C) A pedestrian access bridge is not needed, and is too costly.
- D) Environmental circumstances may cause the park to be closed, such as bird nesting.

BUILDING HEIGHT

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Oct 8	Bob Conley/Bill Kenton	<p>We recommend that the City Council support placing an initiative on the ballot to allow a variance to the 30 foot building height limitation for a particular geographic area or a project within the area, bounded by Midway Drive on the west, highway 8 on the north, highway 5 on the east, and connected by Witherby and Barnett on the south, with the variance in height to be limited to 85 feet and 35 percent of a projects land mass, in instances where:</p> <ol style="list-style-type: none">1. The generation of revenue would result in the creation of public parks and open space amenities in the community.2. The generation of revenue would contribute to the benefit of San Diego's citizens.3. The generation of revenue would result in the construction of affordable housing and market rate housing.4. The generation of revenue would result in a significant improvement to the project area's traffic problems.

Members in Support (7)

Bob Conley
Lyle Butler
Chuck Pretto
Ernie Hahn
Joe Mannino
Leslie Sanguinetti
Pat Baker

Members in Opposition (3)

Jarvis Ross
Vance Spurrier
Jere Batten

Members Abstaining (1)

Bill Kenton

Statements in Support

KK) As a declared blighted area, with numerous acres of underutilized land, a variance to the 30' building height limitation is needed to attract development and remove blight.

- LL) A variance to the 30' building height limitation would generate significant and much needed revenue for the City of San Diego.
- MM) With Midway's location far from the coast, the spirit and intention of the 1972 Ordinance, that limits the height of buildings in the coastal zone, is not violated.
- NN) Buildings at 85' height would not be "high rise barriers that would impede or prevent access to the coast," alleviating this specific reason cited in the ordinance's petition.
- OO) Buildings at 85', when limited to 35% of a project's or area's land mass, will not cause high population density, or a lack of parking, or increased crime, or noise, or air pollution, or inadequate public utilities, or increased taxes; alleviating these specific reasons cited in the ordinance's petition.
- PP) The 1972 Ordinance imposed a height restriction on the Midway community due to the ease of using I-5 as a demarcation line, rather than any specific justification.
- QQ) The present height restriction has impeded growth and development in Midway, leading to a sighting of blight, higher crime, an overabundance of adult entertainment uses, big box stores, and decreased revenue generation for the City of San Diego.
- RR) A variance allowing 85' buildings on 35% of a project's or area's land mass would result in significant investment and the development of affordable housing, market rate housing, parks, and a significant increase to tax increment, allowing for infrastructure improvements.
- SS) The Midway community already has numerous buildings over 30', such as the San Diego Sports Arena, the Cabrillo Hospital Tower, Highways 8 and 5, and SpaWars.
- TT) Noting that the needs and will of the people are different in 2004 than in 1972, the recommendation to allow this issue to be decided by a vote of San Diego's Citizens is appropriate and should be supported by San Diego's City Council.

Statements in Opposition

- E) When you build over 30' you can not develop affordable housing.
- F) No additional vote on this issue should be allowed because it was voted upon in 1972.
- G) There is presently a shortage of water which will increase with additional development.
- H) Another "Miami" should not be created.
- I) If there is a variance in the Midway community, it will be more likely that additional variances will be permitted in other communities.
- J) Barriers to the coast should not be built.
- K) Increased height would increase traffic.
- L) A variance in height would be done just for profit.

SPORTS ARENA AD HOC COMMITTEE

SUPERSTORES

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
July 30	Leslie Sanguinetti/Jere Batten	The Committee recommends that there be no superstores built at the Sports Arena site or surrounding areas, with superstores defined as a store with over 90,000 square feet, over 30,000 skews, and selling over 10% non taxable items.

Members in Support (9)

Leslie Sanguinetti
Jere Batten
Bill Kenton
Lyle Butler
Chuck Pretto
Ernie Hahn
Joe Mannino
Jarvis Ross
Pat Baker

Members in Opposition (0)

Members Abstaining (0)

Statements in Support

- UU) Superstores are a form of unfair competition that drive out small businesses and destroy the character of neighborhoods.
- VV) The generation of huge volumes of traffic have a negative impact on the area's infrastructure and the local resident's quality of life.
- WW) Superstore development in Midway has been opposed by the Midway Community Planning and Advisory Committee, the North Bay Association, and the Business Improvement District Council.
- XX) The unbridled and unregulated growth of superstores will result in a monopoly, less consumer choice, and higher prices.

Statements in Opposition

None

OWNERSHIP OF PUBLIC LAND

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Sept 10	Chuck Pretto/Bill Kenton	We recommend that the City of San Diego maintain its ownership of City owned land, but that on a project by project basis, decide whether or not to sell individual parcels of public land, such decisions to be made consistent with the greatest benefit to the Citizens of San Diego.

Members in Support (9)

Chuck Pretto
Bill Kenton
Lyle Butler
Ernie Hahn
Joe Mannino
Leslie Sanguinetti
Pat Baker
Vance Spurrier
Jere Batten

Members in Opposition (0)

Members Abstaining (0)

Statements in Support

YY) During business negotiations the City of San Diego should have the flexibility to sell public land in instances where such a sale results in the greater good for it's citizens, such as significant long term revenue, affordable housing, market rate housing, traffic mitigation, or the development of parks or other needed community amenities.

Statements in Opposition

None

SPORTS ARENA AD HOC COMMITTEE

PROCESS

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Oct 15	Lyle Butler/Bill Kenton	Regarding projects on non-City owned land, generating significant community impact and requiring a competitive bidding process, we recommend the Midway Community Planning and Advisory Committee and the North Bay Association be considered stakeholders representing the North Bay community, and be afforded the opportunity to offer input and advice on the choice of a potential developer in an RFQ process, or the choice of a potential project in an RFP process.

Members in Support (8)

Lyle Butler
Bill Kenton
Chuck Pretto
Joe Mannino
Leslie Sanguinetti
Jarvis Ross
Pat Baker
Vance Spurrier

Members in Opposition (0)

Members Abstaining (0)

Statements in Support

ZZ) The Midway Community Planning and Advisory Committee is the sanctioned elected advisory body relative to land use issues in the Midway Community Plan area, and therefore is the area's key stakeholder warranting their inclusion in the decision making process.

AAA) The North Bay Association manages Midway's Business Improvement District, established by City Ordinance by a vote of the 700 plus affected business owners, and therefore is a key stakeholder warranting their inclusion in the decision making process.

Statements in Opposition

None

SPORTS ARENA AD HOC COMMITTEE

PROCESS

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Oct 15	Lyle Butler/Leslie Sanguinetti	Regarding projects on City owned land, generating significant community impact and requiring a competitive bidding process, we recommend the Midway Community Planning and Advisory Committee and the North Bay Association be considered stakeholders representing the North Bay community, and be afforded the opportunity to offer input and advice on the choice of a potential developer in an RFQ process, or the choice of a potential project in an RFP process, and that the affected neighboring communities be afforded the opportunity to offer input and advice through the establishment of an Ad Hoc Committee, similar to the 2004 Sports Arena Ad Hoc Committee.

Members in Support (8)

Lyle Butler
Leslie Sanguinetti
Bill Kenton
Chuck Pretto
Joe Mannino
Jarvis Ross
Pat Baker
Vance Spurrier

Members in Opposition (0)

Members Abstaining (0)

Statements in Support

- BBB) The Midway Community Planning and Advisory Committee is the sanctioned elected advisory body relative to land use issues in the Midway Community Plan area, and therefore is the area's key stakeholder warranting their inclusion in the decision making process.
- CCC) The North Bay Association manages Midway's Business Improvement District, established by City Ordinance by a vote of the 700 plus affected business owners, and therefore is a key stakeholder warranting their inclusion in the decision making process.
- DDD) In instances where public land is involved, a broader level of community input is appropriate and the formation and involvement of an Ad Hoc Committee allows for such an enhanced level of input.

Statements in Opposition

None

CONCEPTUAL PLAN

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Oct 22	Chuck Pretto/Ernie Hahn	We recommend the use of the North Bay Conceptual Plan as a guiding document for the improvement and development of North Bay.

Members in Support (8)

Chuck Pretto
Ernie Hahn
Bill Kenton
Lyle Butler
Bob Conley
Joe Mannino
Pat Baker
Jere Batten

Members in Opposition (1)

Vance Spurrier

Members Abstaining (1)

Jarvis Ross

Statements in Support

EEE) The North Bay Conceptual Plan is a grass roots effort, supported and endorsed by the Midway Community Planning and Advisory Committee and the North Bay Association.

FFF) As a guiding document, the North Bay Conceptual Plan specifies and generates a continuity and consistency in the area's architecture, landscaping, lighting, and other impacting features, allowing for an improved and enhanced identity.

GGG) A conceptual plan paints a vision for the long term beautification and improvement of a community, minimizing confusion and focusing resources on community goals.

Statements in Opposition

None

MAINTENANCE ASSESSMENT DISTRICT

Motion Passed

<u>Date</u>	<u>Maker/Seconder</u>	<u>Motion</u>
Oct 22	Chuck Pretto/Bob Conley	In order to improve and beautify the North Bay community, we recommend the City Council support the establishment of a North Bay Maintenance Assessment District.

Members in Support (8)

Chuck Pretto
Bob Conley
Bill Kenton
Lyle Butler
Ernie Hahn
Joe Mannino
Pat Baker
Jere Batten

Members in Opposition (1)

Jarvis Ross

Members Abstaining (1)

Vance Spurrier

Statements in Support

- HHH) The establishment of a Maintenance Assessment District will improve and beautify our community by generating revenue that will be used for a variety of services, including but not limited to general maintenance, tree planting, landscaping, safety and security, trash removal, and cleaning.
- III) Landscaping of public spaces such as street medians is not permitted unless the maintenance of such areas are undertaken by Maintenance Assessment Districts.
- JJJ) A Maintenance Assessment District can only be formed by a majority vote of the affected property owners, making subsequent support of the San Diego City Council appropriate.

Statements in Opposition

- A) These services are the responsibility of the City of San Diego.

ADMINISTRATIVE MOTIONS

The following motions are administrative motions, dealing with housekeeping and/or procedural issues. Without having a direct affect on recommendations made by the Committee, these motions are listed without "Statements in Support," or "Statements in Opposition."

- June 25 Ms. Sanguinetti moves to elect Joe Mannino as Chair. Mr. Kenton seconds the motion. The motion carries 11-0-0.
- June 25 Mr. Pretto moves to have North Bay Association's staff take minutes and provide various necessary services. Mr. Butler seconds. The motion carries 11-0-0.
- June 25 Mr. Kenton moves to schedule meetings weekly, on Fridays from 7:30AM to 9:30 AM at the Peninsula Community Service Center. Mr. Spurrier seconds. The motion carries 11-0-0.
- July 16 Mr. Kenton moves that the Committee forbid any unauthorized recordings of the Ad Hoc meetings, and requests that the City record all proceedings. Mr. Conley seconds. The motion passes 5-2-1. Mr. Ross and Mr. Spurrier oppose. Mr. Hahn abstains.
- July 16 Mr. Butler moves the Committee audio record the meetings if the City does not. Mr. Hahn seconds. The motion passes 8-0-0.
- September 3 Ms. Batten moves that the Chair should vote on all issues, even when a tie does not exist. Mr. Ross seconds. The motion passes 9-1-1. Mr. Hahn opposes. Chairman Mannino abstains.
- October 15 Mr. Pretto moves the Committee recommend that the Chair write a report summarizing the various positions and motions made by this Committee, and that such report be distributed to Committee members with enough time to be able to provide comment on such report. This Committee would then meet to finalize the report sometime in November. Upon approval of the final report by this Committee, such report would then be forwarded to Councilman Zucchet and the City Council. Mr. Kenton seconds. The motion passes unanimously with a vote of 7-0-0.
- October 15 Ms. Sanguinetti moves that the Chair, Joe Mannino, summarize the Committee's activities in an introduction, and include a listing of the motions, that the motions be dated, and that all minutes be attached as reference to the motions, with a summary or conclusion. Mr. Kenton seconds. The motion passes with a vote of 4-3-0. Mr. Ross, Mr. Spurrier, and Mr. Pretto oppose.

- October 22 In recognition that the Chair refrained from voting on all previous motions to maintain neutrality and facilitate the orderly administration of the meetings, and that that goal is no longer required, the Chair should inform the Committee of his position on all motions passed, and make such positions a matter of record in the Committee's report. Ms. Baker seconds. The motion passes unanimously with a vote of 9-0-0.
- October 22 Ms. Baker moves to request Councilman Zucchet recognize and commend the North Bay Association for their efforts in support of the Sports Arena Ad Hoc Committee. Mr. Kenton seconds. The motion passes unanimously with a vote of 8-0-0.
- November 19 Mr. Pretto moves to approve the report as submitted with the approved changes. Mr. Kenton seconds. The motion passes with a vote of 8-1-1. Mr. Ross opposes. Mr. Spurrier abstains.
- November 19 Mr. Kenton moves that the Committee recognize the note taker. Mr. Ross seconds. The motion passes unanimously with a vote of 10-0-0.

Motions approving minutes were all unanimous. Tabling motions or adjournment motions were not recorded in this summary of administrative motions

SPORTS ARENA AD HOC COMMITTEE

AGENDA

Sports Arena Ad Hoc Committee

8:30 AM on Friday, July 2, 2004

Peninsula Community Service Center

3740 Sports Arena Boulevard, Suite 2

AGENDA

- I. Call to Order / Introductions
 - II. Approval of Minutes – June 25, 2004 Meeting
 - III. Communications and Public Comment
 - 1. Public Comment
 - 2. Reports of receipt of communications
 - IV. New Business
 - 1. Future of Sports Arena and Kobey's Swap Meet
 - A. Presentation: Ron Hahn, Sports Arena Group 2000
 - 2. Recording of meetings
 - 3. Agenda Items – July 9th Meeting
 - V. Old Business
 - VI. Adjourn
-

Sports Arena Ad Hoc Committee

7:30 AM on Friday, July 9, 2004

Peninsula Community Service Center

3740 Sports Arena Boulevard, Suite 2

AGENDA

- I. Call to Order / Introductions
 - II. Approval of Minutes – July 2, 2004 Meeting
 - III. Communications and Public Comment
 - 1. Public Comment
 - 2. Reports of Receipt of Communications
 - IV. New Business
 - 1. Recording of Meetings
 - 2. Meyer Mohades Associates Study
 - A. Presentation by: Alex Greenwood, Project Manager, North Bay Redevelopment
 - 3. Calthorp Associates Study
 - A. Presentation by: Chad Johnston, Calthorp Associates
 - 4. Kobey's Swap Meet
 - A. Presentation by: Kimberly Kobey, President, The Kobey Corporation
 - 5. Agenda Items – July 16th Meeting
 - V. Old Business
 - VI. Adjourn
-

Sports Arena Ad Hoc Committee

7:30 AM on Friday, July 16, 2004

Peninsula Community Service Center

3740 Sports Arena Boulevard, Suite 2

AGENDA

- I. Call to Order / Introductions
 - II. Approval of Minutes – July 9, 2004 Meeting
 - III. Communications and Public Comment
 - 1. Public Comment
 - 2. Reports of Receipt of Communications
 - IV. New Business
 - 1. Recording of Meetings
 - 2. Ownership of Public Land
 - 3. Infrastructure
 - 4. Agenda Items – July 23rd Meeting
 - V. Old Business
 - VI. Adjourn
-

Sports Arena Ad Hoc Committee

7:30 AM on Friday, July 30, 2004

Peninsula Community Service Center

3740 Sports Arena Boulevard, Suite 2

AGENDA

- I. Call to Order / Introductions
 - II. Approval of Minutes – July 23, 2004 Meeting
 - III. Communications and Public Comment
 - 1. Public Comment
 - 2. Reports of Receipt of Communications
 - IV. New Business
 - 1. Specific Types of Land Use
 - 2. Superstores
 - 3. Agenda Items – August 6th Meeting
 - V. Old Business
 - VI. Adjourn
-

Sports Arena Ad Hoc Committee

7:30 AM on Friday, August 13, 2004

Peninsula Community Service Center

3740 Sports Arena Boulevard, Suite 2

AGENDA

- I. Call to Order / Introductions
 - II. Approval of Minutes – July 30, 2004 Meeting
 - III. Approval of Minutes – August 6, 2004 Meeting
 - IV. Communications and Public Comment
 - 1. Public Comment
 - 2. Reports of Receipt of Communications
 - V. New Business (Action Item)
 - 1. Report on North Bay Traffic Study – Alex Greenwood, Redevelopment Agency
 - 2. General Traffic Issues – Julio Fuentes, Senior Traffic Engineer, City of San Diego
 - 3. Specific Types of Land Use
 - 4. Building Height Limitations
 - 5. Agenda Items – August 20th Meeting
 - VI. Old Business
 - VII. Adjourn
-

Sports Arena Ad Hoc Committee

7:30 AM on Friday, August 20, 2004

Peninsula Community Service Center

3740 Sports Arena Boulevard, Suite 2

AGENDA

- I. Call to Order / Introductions
 - II. Approval of Minutes – August 13, 2004 Meeting
 - III. Communications and Public Comment
 - 1. Public Comment
 - 2. Reports of Receipt of Communications
 - IV. New Business (Action Items)
 - 1. Specific Types of Land Use
 - 2. Building Height Limitations
 - 3. Agenda Items – August 27th Meeting
 - V. Old Business
 - VI. Adjourn
-

Sports Arena Ad Hoc Committee

**7:30 AM on Friday, August 27, 2004
Peninsula Community Service Center
3740 Sports Arena Boulevard, Suite 2**

AGENDA

- I. Call to Order / Introductions
 - II. Approval of Minutes – August 20, 2004 Meeting
 - III. Communications and Public Comment
 - 1. Public Comment
 - 2. Reports of Receipt of Communications
 - IV. New Business (Action Items)
 - 1. August 24th Meeting (Review of Public Comment)
 - 2. Specific Types of Land Use
 - 3. Building Height Limitations
 - 4. Agenda Items – September 3rd Meeting
 - V. Old Business
 - VI. Adjourn
-

Sports Arena Ad Hoc Committee

7:30 AM on Friday, September 3, 2004

Peninsula Community Service Center

3740 Sports Arena Boulevard, Suite 2

AGENDA

- I. Call to Order / Introductions
 - II. Approval of Minutes – August 27, 2004 Meeting
 - III. Communications and Public Comment
 - 1. Public Comment
 - 2. Reports of Receipt of Communications
 - IV. New Business (Action Items)
 - 1. Specific Types of Land Use
 - 2. Future of Sports Arena and Kobey's Swap Meet
 - 3. Infrastructure (Traffic, Parks, Open Space)
 - 4. Superstores
 - 5. Height
 - 6. Ownership of Public Land
 - 7. Agenda Items – September 10th Meeting
 - V. Old Business
 - VI. Adjourn
-

Sports Arena Ad Hoc Committee

7:30 AM on Friday, September 10, 2004

Peninsula Community Service Center

3740 Sports Arena Boulevard, Suite 2

AGENDA

- I. Call to Order / Introductions
 - II. Approval of Minutes – September 3, 2004 Meeting
 - III. Communications and Public Comment
 - 1. Public Comment
 - 2. Reports of Receipt of Communications
 - IV. New Business (Action Items)
 - 1. Specific Types of Land Use
 - 2. Future of Sports Arena and Kobey's Swap Meet
 - 3. Infrastructure (Traffic, Parks, Open Space)
 - 4. Superstores
 - 5. Height
 - 6. Ownership of Public Land
 - 7. Agenda Items – September 17th Meeting
 - V. Old Business
 - VI. Adjourn
-

Sports Arena Ad Hoc Committee

7:30 AM on Friday, September 17, 2004

Peninsula Community Service Center

3740 Sports Arena Boulevard, Suite 2

AGENDA

- I. Call to Order / Introductions
 - II. Approval of Minutes – September 10, 2004 Meeting
 - III. Communications and Public Comment
 - 1. Public Comment
 - 2. Reports of Receipt of Communications
 - IV. New Business (Action Items)
 - 1. Overview of Redevelopment Agency Issues
 - A) Presentation: Hank Cunningham, Director, Community and Economic Development
 - B) Question and Answer
 - 2. Specific Types of Land Use
 - 3. Future of Sports Arena and Kobey's Swap Meet
 - 4. Infrastructure (Traffic, Parks, Open Space)
 - 5. Superstores
 - 6. Height
 - 7. Ownership of Public Land
 - 8. Process
 - 9. Agenda Items – September 24th Meeting
 - V. Old Business
 - VI. Adjourn
-

Sports Arena Ad Hoc Committee

7:30 AM on Friday, November 19, 2004

Peninsula Community Service Center

3740 Sports Arena Boulevard, Suite 2

AGENDA

- I. Call to Order / Introductions
 - II. Approval of Minutes – October 22, 2004 Meeting
 - III. Communications and Public Comment
 - 1. Public Comment
 - 2. Reports of Receipt of Communications
 - IV. New Business (Action Items)
 - 1. Review and Approve Ad Hoc Committee Report
 - 2. Presentation of Completed Report to Councilman Zucchet (Meeting Date)
 - 3. Miscellaneous Old Business
 - V. Adjourn
-

MEETING MINUTES

Sports Arena Ad Hoc Committee

Meeting Minutes

Friday, August 13, 2004

MEETING MINUTES

<u>Present:</u>	Bill Kenton Bob Conley Chuck Pretto Ernie Hahn Joe Mannino Jarvis Ross Pat Baker Vance Spurrier Jere Batten	Midway Community Planning and Advisory Committee Midway Community Planning and Advisory Committee North Bay Association North Bay Association North Bay Project Area Committee Peninsula Community Planning and Advisory Committee Point Loma Association Ocean Beach Community Planning and Advisory Committee Ocean Beach Town Council
<u>Absent:</u>	Lyle Butler Leslie Sanguinetti	Midway Community Planning and Advisory Committee North Bay Project Area Committee
<u>Guests:</u>	Drew Ector Alex Greenwood Joe Wojdowski Moises Aceves Bert Decker R.A. Politte Maggie Valentine	District Two Representative Redevelopment Agency Epsteen and Associates USP North Bay PAC Midas Muffler North Bay PAC

Minutes:

Mr. Ross opens the meeting at 7:35 AM, welcomes everyone, and asks everyone to introduce themselves, which they do. Mr. Ross notes that Chairman Mannino is currently on his way to the meeting from the San Diego Airport and will arrive shortly to Chair the meeting.

Mr. Ross asks for the corrections and approval of the July 30th meeting minutes.

Mr. Kenton moves to approve the minutes as submitted. Mr. Conley seconds and the motion passes 8-0-0.

Mr. Ross asks for the corrections and approval of the August 6th meeting minutes.

Mr. Kenton moves to approve the minutes as submitted. Mr. Pretto seconds and the motion passes 8-0-0.

Mr. Ross then opens the floor for public comment.

Mr. Decker recommends that the Committee read an article published in the current issue of the SD Reader and states that this article pertains to this Committee.

Mr. Ross asks for additional public comment, and with none moves on to Report of Receipt of Communications. He suggests that the Committee could return to Report of Receipt of Communications upon the Chairs arrival and all agree.

Mr. Ross moves on to New Business and introduces Mr. Alex Greenwood of the Redevelopment Agency for his report on the North Bay Traffic Study.

Mr. Greenwood begins his traffic presentation and welcomes Mr. Rob Olson with Meyer Mohaddes Associates and commends the work that Meyer Mohaddes and Mr. Olson have done with this study noting that fees were lowered in order to accommodate the Redevelopment Agency. Mr. Greenwood notes that he has covered most of this already in broad strokes and that Mr. Olson's presentation today will focus more on street grid. Mr. Greenwood's introduction notes the following:

1. The components involved in the redevelopment of the area:
 - a) Freeway
 - b) Mass transit
 - c) Land use
 - d) Street grid
2. The various studies previously done and their lack of feasibility

Mr. Greenwood then introduces Mr. Olson.

Mr. Olson begins his presentation on street grid and covers the following:

1. Study area
2. Goals
3. Elements to consider
4. Opportunities
5. Existing issues and problems
6. Concept plan goals
7. Alternative development considerations
8. Trade offs
9. Alternatives
 - a) Alternative J – Full grid set of streets, one-way pair, Greenwood expansion, two-way Rosecrans
 - b) Alternative J problems – Big change, less east west continuity, staging, Camino Del Rio right of way
 - c) Alternative B – Retain Camino Del Rio corridor, simplify intersections with one-ways, reduced right of way impact on area
 - d) Alternative B continued (transit) – Transit center access, circulation options, pedestrian scaled streets, Rosecrans continuation
10. East side
 - a) Create grid streets
 - b) Pacific Highway access
 - c) Pacific Highway Blvd
 - d) Collector streets
11. West side

- a) Grid streets
 - b) Access options
 - c) Hancock/Kurtz collectors
 - d) Kemper extension
12. I-8 access
- a) New connector street
 - b) Assumes I-8/I-5 ramps are built
 - c) Alternative to Sports Arena and Camino Del Rio
13. Costs
- a) Alternative B – 15-16 million
 - b) East side – 14-15 million
 - c) West side – 14-15 million
 - d) Excludes right of way, major utilities, contingencies
14. Further refinement

Chairman Mannino thanks Alex Greenwood and the Redevelopment Agency for being the key agency aiding and supporting the Ad Hoc Committee. He then introduces Mr. Julio Fuentes, Senior Traffic Engineer for the City of San Diego, noting that his presence is due to the request the Committee made of Ms. Patty Boekamp. Chairman Mannino thanks Mr. Fuentes for his time and expertise.

Chairman Mannino then reminds the Committee of the specific requests of Councilman Zucchet and how that relates to this traffic presentation and opens the floor to question and answer.

Mr. Kenton indicates that he would like clarification on a portion of the presentation in regards to the widening of Kurtz and Hancock and making them two way streets.

Mr. Olson notes that the current right of way width for that portion of Hancock Street is approximately 45 ft and that the typical standard is 60 ft. He notes that the proposed alternative would have a width in some areas of approximately 75-80 ft.

Mr. Kenton asks for the proposed time frame.

Mr. Greenwood notes that he estimates the completion of the project to take 5 to 7 years.

Ms. Batten notes that during portions of the presentation, she noticed that additional lanes have been added for the specific use of right hand turns and indicates that she has seen an example in this community where that change has actually made traffic worse. Ms. Batten asks if any follow up studies have been completed at the West Point Loma / Sports Arena Boulevard intersection to see if that lane has negatively impacted traffic instead of helping it. A Q and A ensues.

Chairman Mannino briefly explains his knowledge of the history of this lane from the North Bay Traffic Task Force meetings.

Mr. Olson discusses what the results of the study shows regarding the impact that the I-8/I-5 connection ramps would have on that specific intersection.

Mr. Kenton questions why this Committee is even taking these ramps into consideration when they are over 20 years away from completion.

Mr. Olson replies to Mr. Kenton and notes that their studies and recommendations must take into account both scenarios; if the ramps are built and if they are not. The recommendation must provide the flexibility.

Mr. Greenwood replies to Mr. Kenton and notes that the budget for the Redevelopment Agency is growing and it may be that this project could see fruition sooner than that.

Chairman Mannino notes that this community was fortunate enough to have three million dollars for this project placed on the TransNet list of projects and thanks both Alex Greenwood of the Redevelopment Agency and Councilman Zucchet for their instrumental role. The Chair indicates that these funds will only be available if TransNet passes, but that it brings the possibility of this project happening that much closer.

Mr. Ross notes that he would like to see these studies focus more attention to public transportation and away from the automobile.

Mr. Hahn questions whether funds could be allocated to improve the way in which current light signals communicate. He notes that they don't seem to function in sync such as the downtown signals.

Mr. Fuentes notes that the signals along Rosecrans and Midway Drive have recently been completed and that Sports Arena Boulevard has yet to be completed.

Chairman Mannino reiterates the same and notes that the Traffic Task Force was looking for an update on the signal correction for Sports Arena Boulevard.

Mr. Kenton questions the benefit of the rectal linear design.

Mr. Olson responds that part of it is the ease and notes that the uniform block for development lends itself to a more urban, walkable, development friendly area.

Mr. Greenwood notes that this design creates more land for development and that if you are new to an area, it makes it easier to find your way around.

Ms. Batten notes that long linear streets allow for speeding and that contradicts with the walkable neighborhood goal.

Mr. Olson indicates that speeding was considered in the study and that the design is such that it includes deterrents.

Mr. Ross notes that he believes this Committee is trying to accomplish a live/work area and that public transportation is a necessary factor in that.

Mr. Spurrier indicates that he does not see anything in this plan allowing for future trolley expansion.

Mr. Pretto notes that the proposed Sports Arena grid is quite elaborate and would cost a tremendous amount of money. He questions whether that grid was taken into account when figuring the previously mentioned costs, or would that cost be passed onto the developer.

Mr. Greenwood replies that yes those costs would be passed on.

Mr. Pretto notes that if indeed the costs are to be passed onto the developer, then he would imagine that the residential developers would prefer to see more a meandering street grid and asks Mr. Hahn if that is the case.

Mr. Hahn agrees that this proposed grid is elaborate.

Mr. Pretto notes that he is concerned that we would be saddling an enormous amount of infrastructure costs onto the back of developers.

Mr. Olson notes that much of the cost in regards to utilities would have to be incurred by the developer anyway.

Ms. Baker indicates that the Committee has already been told that the street grid will be determined by the actual land use.

Mr. Kenton asks Mr. Pretto if this proposed grid system would blow out Kobey's Swap Meet.

Mr. Pretto replies that if we were to implement this specific grid then yes it would.

Mr. Kenton notes that the Committee has already motioned that we want to keep the Kobey's Swap Meet and yet this grid system does not allow for that kind of usage.

Mr. Olson notes that Kobey's was considered when looking at design and that perhaps one option might be street closures.

Chairman Mannino indicates that he would like to take public comment on this topic at this time and opens the floor.

Mr. Bert Decker indicates that perhaps the Committee when discussing public transportation might consider looking into Magnetic Levitation and notes that it has tremendous potential.

Mr. Robert Politte notes that he owns property in this area and is upset with the City and their clear abuse of taking land.

Ms. Maggie Valentine asks how much of this area is public land.

Mr. Greenwood approaches the map and shows Ms. Valentine the ninety five acres involved.

With no further public comment Chairman Mannino opens the floor to the Committee for further discussion.

Ms. Batten notes that in regards to Mr. Olson's comment regarding Kobey's and street closures, she believes that closing intersections would not be feasible for a number of different reasons.

Chairman Mannino reminds the Committee that Mr. Julio Fuentes is here for any questions relating to infrastructure.

Ms. Batten asks Mr. Fuentes whether a street grid is affected by density and does this proposed grid look to be designed for maximum density.

Mr. Fuentes notes that this design looks to him like super blocks. He notes that with this land we have a good opportunity for transit and that should be considered.

Mr. Greenwood notes that he senses concern with the street grid being excessive and that if a portion of downtown were placed over this street grid, you would see that these streets are actually longer and spaced farther apart. He notes that a walkable community was a goal but that they didn't want to include too many streets in the design.

Mr. Kenton asks Mr. Fuentes if the City Traffic Department has looked at this Meyer Mohaddes study or if they have decided to accept it or reject it.

Mr. Fuentes indicates that they have not reviewed the study at this time.

Chairman Mannino asks for further comment, and with none, thanks Mr. Greenwood and Mr. Fuentes for their time.

Chairman Mannino indicates that he would like to go back and complete the Report of Receipt of Communication's portion of the agenda. He directs the Committee to review the packet of correspondence and briefly goes through the packet. Chairman Mannino indicates that he thought it might be a good idea for the Committee to consider calling for an evening meeting for the public to provide feedback, at 6:00 PM. The Chair notes that in anticipation of that, and at the suggestion of Ms. Cynthia Conger, he contacted Mr. Don Mullen regarding public noticing and indicates that Mr. Mullen suggested working with the Redevelopment Agency or the City Clerk.

Ms. Batten indicates that she is in favor of an evening meeting and that the Committee should consider expediting this meeting since we are in the action taking stage of this process.

Mr. Spurrier notes that perhaps the local planning boards could help in the noticing.

Chairman Mannino notes that the Committee could ask the City for some assistance in noticing the public.

Mr. Ross notes that he too is in favor of an evening meeting for public comment.

Mr. Pretto notes that if the Committee does in fact agree to have this meeting, he also feels that it should take place as soon as possible.

Ms. Batten notes that each Committee member could take the initiative and notice the organizations which they represent.

Chairman Mannino asks Mr. Alex Greenwood if the Redevelopment Agency would be willing to assist the Committee in the public noticing of this evening meeting.

Mr. Greenwood indicates that the Redevelopment Agency will notice the public. A Q and A regarding dates and times ensues.

Mr. Pretto questions whether this meeting would be solely for public comment.

Chairman Mannino notes that the public notice will lay out the seven (7) key items laid out by Councilman Zucchet.

Ms. Batten notes that perhaps this notice can indicate that there will be no voting taking place, just public comment.

Mr. Kenton notes that the Committee should be specific that this meeting is in regards to the Sports Arena only.

Chairman Mannino reiterates that he will specifically note the Councilman's seven (7) items.

The Committee determines the evening public comment meeting will take place on Tuesday, August 24, at 6:00 PM.

Mr. Ross notes that the guests that have signed in during previous meetings should be noticed as well.

Mr. Hahn indicates that he will be absent next week.

Chairman Mannino then notes that with time expiring, he would like some direction on next week's agenda items and notes that Ms. Baker has indicated that if the Committee would like information regarding affordable housing, she has been in contact with a gentleman who would be able to do so.

Ms. Baker indicates that if the Committee would like, she can attempt to have this man present at next week's meeting.

Mr. Hahn notes that an information based presentation on affordable housing could be very useful.

Ms. Batten recommends that the Committee should also attempt to have the City come in for a presentation to provide two different perspectives.

Chairman Mannino notes that he will attempt to agendize these presentations, but that the City would probably require more notice. He then asks what additional items the Committee would like to agendize. A Q and A ensues.

Various Committee members voice their support for again agendizing both Land Use and Height.

Chairman Mannino notes that he will agendize Land Use and Height Limit.

Chairman Mannino then asks if there is any further comment and with none, the Chair adjourns the meeting at 9:38AM.

Respectfully submitted by:

Audrey Hyde
Volunteer Secretary

Sports Arena Ad Hoc Committee

Meeting Minutes

Friday, August 20, 2004

MEETING MINUTES

<u>Present:</u>	Bill Kenton	Midway Community Planning and Advisory Committee
	Lyle Butler	Midway Community Planning and Advisory Committee
	Chuck Pretto	North Bay Association
	Joe Mannino	North Bay Project Area Committee
	Leslie Sanguinetti	North Bay Project Area Committee
	Jarvis Ross	Peninsula Community Planning and Advisory Committee
	Pat Baker	Point Loma Association
	Vance Spurrier	Ocean Beach Community Planning and Advisory Committee
	Jere Batten	Ocean Beach Town Council
<u>Absent:</u>	Bob Conley	Midway Community Planning and Advisory Committee
	Ernie Hahn	North Bay Association

Guests: Mignon Sherrer

Minutes:

Chairman Mannino opens the meeting at 7:33 AM, welcomes everyone and asks everyone to introduce themselves, which they do.

Chairman Mannino asks for the corrections and approval of the August 13th meeting minutes.

Mr. Pretto moves to approve the minutes. Mr. Ross seconds and the motion passes 5-0-1 with Mr. Butler abstaining due to his absence at the last meeting.

Chairman Mannino then opens the floor for public comment.

Ms. Mignon Sherrer reads a statement regarding her opposition to changing the Height Limit Ordinance.

Chairman Mannino thanks Ms. Sherrer for her comment. With no further public comment the Chair makes a public comment, noting that the North Bay Association has chosen to recognize the Ad Hoc Committee members for their tremendous commitment and dedication and award them with the 2004 Community Volunteers of the Year award. He indicates that each Committee member is invited and encouraged to attend the North Bay Association 2004 Awards Banquet on Friday, September 10th, gratis compliments of the North Bay Association. He also notes that the Committee could choose one person to accept the award and represent the Committee.

Chairman Mannino moves on to Report of Receipt of Communications. He directs the Committee to review the packet of the various email correspondence received throughout the Ad Hoc Minutes August 20, 2004

week and indicates that he will take note to number the correspondence next time. The Chair directs the Committee to review the public notice flyer enclosed, and indicates that the Redevelopment Agency had adequately noticed everyone and that he also personally sent out blast emails. He also notes that enclosed is Mr. Tony Kempton's response to the Committee's request for explanation of the zoning abbreviations. Chairman Mannino also notes that he included two articles in the correspondence packet; an article printed in the Beach and Bay Beacon regarding DIF fees and the other an article regarding housing prices included in the San Diego Economic Bulletin.

With no further Report of Receipt of Communications, Chairman Mannino moves onto New Business and opens the floor to discussion, reminding the Committee of their decision to remain in information gathering mode especially in light of the upcoming evening meeting scheduled for Tuesday, August 24th.

Mr. Pretto suggests that the Committee discuss the logistics of this upcoming evening meeting.

Chairman Mannino notes that the floor is open to discuss the evening meeting details.

Mr. Spurrier indicates that he is disappointed that the Committee took action regarding the fate of the San Diego Sports Arena and that he would have liked to see the Committee wait on this decision.

Mr. Kenton notes that in regards to the upcoming evening meeting, he thinks that the Committee should impose a time limit, perhaps limiting each comment to two to three minutes. Mr. Kenton also notes that he thinks each speaker should submit their name, and that the Committee should try to enforce that individuals stick to the seven items laid out by Councilman Zucchet.

Ms. Sanguinetti suggests dividing the meeting into different segments of discussions; for example perhaps allocating 20 minutes for each of the seven topics.

Mr. Pretto indicates that the Committee would be best served hearing comment on these seven items only, but that he does not necessarily believe that the Committee should cut individuals off in the middle of non related comment.

Mr. Ross questions how the Committee would like to deal with providing space for a larger than expected turn out.

Chairman Mannino indicates that individuals normally make comment and generally begin to leave and notes that he does not see that being a problem. A Q and A ensues regarding the seating layout.

Ms. Baker indicates that she does not believe Ms. Sanguinetti's suggestion would work since the Committee had previously discussed the public arriving at different times and still being able to make comment on any of the seven topics at any given time.

Mr. Spurrier notes that perhaps the Committee could provide index cards and pencils for those unable to speak due to lack of time indicating that at least the Committee would still be able to read the comments at a later time.

Mr. Pretto suggests the Chair in the beginning of the meeting might want to consider the number of public wishing to speak and then allocate a specific amount of time per speaker depending on that number.

Chairman Mannino notes that as Ms. Baker pointed out, members of the public are going to arrive at different times, and expect to be able to speak, and speak on any of the seven topics that they wish to, so perhaps the Committee could decide to allocate 2 minutes per speaker and then allow individuals to speak again if time permits and there is no one else wishing to make comment.

Mr. Kenton suggests that perhaps the Chair should encourage those who have already spoken to leave so as to make room for those still wishing to make comment.

Ms. Sanguinetti indicates that she does not agree with Mr. Pretto's suggestion to let individuals speak on topics not pertaining to this Committee, noting that she feels that the Committee should interrupt members of the public if they do not stay on point.

Chairman Mannino asks the Committee for a decision on the timing element and asks if the two minute allotment is acceptable, and then allowing individuals to speak again if time permits.

Mr. Pretto asks if the Committee should make the decision that evening depending on the turnout.

Chairman Mannino notes that he feels the Committee should decide immediately since there is no way to tell how many people will show up after the meeting has commenced.

Mr. Spurrier indicates that perhaps the Committee on a case by case basis could use discretion and allow certain individuals to continue beyond the two minutes.

Ms. Batten notes that the Committee might want to consider extending the time limit for those individuals who are representing an organization.

Chairman Mannino notes that if the Committee desires, he can allot individuals representing organizations the latitude to go beyond the two minutes.

Mr. Ross notes that he supports Ms. Batten's suggestion and indicates that the Chair could use his discretion.

Chairman Mannino asks if the Committee agrees then to allow individuals to speak for a maximum of 2 minutes but allowing individuals representing organizations the flexibility to go beyond that time limit to the Chair's discretion, and if time permits allowing individuals to speak again.

All Committee members agree.

Chairman Mannino notes that in response to Mr. Kenton's comment regarding the check in process or submitting of the name, perhaps the Committee could use a speaker slip, and then the Committee would have a record of those who made comment.

Mr. Butler inquires about a sign in sheet.

Chairman Mannino indicates that in his experience, a sign in sheet is not as efficient as a speaker slip.

Mr. Ross indicates that the San Diego City Council does something similar to a speaker slip.

Chairman Mannino notes that we will do a speaker slip and in regards to subject matter, he feels that it might be inappropriate to interrupt individuals who deviate from the seven items.

Ms. Baker suggests including a space for individuals to include the subject matter of their comment.

Mr. Kenton agrees and suggests also including a statement on the slip noting that individuals should please confine your comments to the following seven items to be discussed.

The Committee agrees and Chairman Mannino notes that the slip will include this statement.

Mr. Ross suggests that the Committee might want to be a little more lenient regarding timing on item number three, the issue of traffic, since this topic affects surrounding communities as well as this one.

Ms. Baker suggests setting up the room so that there are two side aisles instead of one center aisle. Ms. Baker also suggests noting our recording policy in the Chair's opening statement.

Chairman Mannino notes that perhaps someone could come early to help set up the room. A Q and A ensues regarding the setup of chairs and aisles.

Mr. Pretto asks if the Committee should consider some sort of microphone system.

Chairman Mannino notes that the tape recorder will be placed next to the speaker and that this Committee does not have the resources for any sort of microphone system.

Mr. Ross notes that he would prefer a center aisle as it is more accessible.

Ms. Baker indicates that her suggestion of two side aisles was in reference to the best possible set up so that all could hear.

Mr. Kenton notes that he would prefer the side aisles as well.

Mr. Ross asks what time will the room be set up.

Chairman Mannino indicates that the room needs to be set up by 6:00 PM.

Ms. Batten indicates that she will be unable to arrive early for set up, but that she is willing to stay later for break down of the room.

With no further discussion on the Tuesday evening meeting logistics, Chairman Mannino moves on to discuss agenda items.

Mr. Spurrier indicates that it reflects poorly on this Committee to hold a public meeting and already have made a decision regarding the fate of the San Diego Sports Arena.

Mr. Spurrier moves to overturn the original motion regarding moving the Sports Arena until such a time that the public has had a say.

Mr. Ross seconds the motion.

Ms. Batten notes that all the previous nine meetings were public meetings. She also notes that in using Mr. Spurrier's argument, the Committee should then overturn the big box motion as well.

Ms. Sanguinetti indicates that due to Mr. Spurrier's absence at that meeting, she would like to explain how that decision came about, noting that the Committee felt that it could not continue to discuss any of the issues until the fate of the San Diego Sports Arena was determined.

Mr. Pretto indicates that the Committee should go back to the minutes and read the motion in order for Mr. Spurrier to fully understand what was voted on.

Ms. Batten notes that this Committee was charged to make a recommendation on the future of the San Diego Sports Arena, and that is what the Committee has done. She notes that this Committee discussed and voted on this issue and that it was never a foregone conclusion.

Mr. Ross notes that he opposed that motion, and that what the City wants and what the public wants are two different things.

Mr. Spurrier notes that specific types of land use is also one of the seven items, and that if the public recommends that the land use be the Sports Arena, then this Committee should consider that comment.

Ms. Sanguinetti reads the opening statement in the Sports Arena Ad Hoc Committee binder indicating that this land is to be redeveloped. She notes that in light of the information that was given to this Committee in regards to the viability of the facility in its current use, the decision was made to recommend that it be moved.

Mr. Pretto requests finding the motion and notes that he would consider accepting Mr. Spurrier's motion due to the fact that perhaps it is best for the Committee to hold all decisions until after the upcoming public meeting.

Ms. Baker indicates that the motion is located in the Friday, July 30th meeting minutes on page 4 and reads the motion. "With the question having been called, the Chair restates the motion that the Committee recognizes that the Sports Arena will be moved in the future. Mr. Kenton, the maker of the motion agrees and Ms. Sanguinetti the second of the motion agrees as well."

Chairman Mannino notes that the motion on the floor is to revoke that original motion.

Mr. Kenton calls for the question.

Ms. Sanguinetti seconds the calling of the question.

Chairman Mannino asks if all are in favor of calling for the question and all agree.

Chairman Mannino restates the motion asking for all in favor of repudiating the specific motion regarding the Sports Arena.

The motion does not carry with a vote of 3-5-0, with Mr. Kenton, Mr. Butler, Ms. Sanguinetti, Ms. Baker, and Ms. Batten in opposition.

Chairman Mannino opens the floor to public comment.

Ms. Sherrer comments regarding the meeting time for the Tuesday evening meeting.

With no further public comment, the Chair opens the floor to discuss specific types of land use.

Mr. Kenton asks the Committee's what their position would be if a large store like Sears were to want to build a store on the land and notes that he sees more of a residential community but that he isn't necessarily opposed to it.

Mr. Pretto notes that he too envisions development to be primarily residential. Mr. Pretto indicates that he represents over 900 small businesses and so he would oppose such a large store coming into this community noting that he sees more of a mixed use for the land.

Ms. Sanguinetti notes that she supports Mr. Pretto's view.

Mr. Ross notes that he also agrees with Mr. Pretto and indicates that the Committee should consider traffic impacts of such a large store. Mr. Ross states that he sees residential for the Sports Arena Square area, and more of an open space for the actual Sports Arena sight.

Mr. Kenton indicates that he is unclear of the traffic implications questioning whether or not 1500 residences would create more or less traffic than that of a large store. He notes that traffic will be impacted either way.

Ms. Sanguinetti suggests that perhaps the Committee would benefit by hearing from each member individually regarding their vision for the land.

Mr. Butler notes that he also likes smaller retail, but to keep in mind that if the Committee is discussing putting limitations on size, they should understand what a 30,000 to 40,000 square foot store looks like.

Mr. Ross notes that this area has an abundance of grocery stores and drug stores, which is why he leans more towards residential and smaller retail development.

Chairman Mannino notes that perhaps the Committee should consider Ms. Sanguinetti's suggestion of describing what they see for this land and community. The Committee agrees and the Chair opens the floor to discuss their vision for the community.

Ms. Sanguinetti begins and notes that she views this land as well as the entire Midway area as a catalyst for a more walkable community and notes the following:

- Important to maintain open space
- Important to maintain some land as public land
- Would like some sort of water feature
- Does not want to see square blocks
- Does not want to see the entire street grid reestablished
- Would like the open space be non uniform and have shape
- Sees small stores and retail, some homes, many different things
- Would like to see height variations
- Friendly open walkable community with a gathering space

Mr. Spurrier states his vision for the area noting the following:

- Maintaining the frontage as retail pads
- Behind that frontage, perhaps a rail corridor
- Underground parking structure that is slightly above ground with park and open space on top making it visually appealing on both sides
- Perhaps behind that is where the housing could go
- Using out of the box thinking

Mr. Kenton notes the following for his vision:

- Immediate Sports Arena area as limited access streets, not the rectal linear design seen thus far. Limitation to the number of cuts on Sports Arena Boulevard.
- Encourage the City to support park space on the other side of the freeway noting the amount of park space that this community has in Mission Bay and other various parks
- Mid level mid priced housing particular in the eastern edge Sports Arena Square area
- Other kind of development, possibly more residential or commercial, or some sort of mixed use towards the west
- Perhaps commercial/office development along Kurtz Street
- Variations in building height to add a visually appealing character

Mr. Ross states his vision noting the following:

- Does not support changing the height limit due to the impact it would have on the law
- A macadam area used for the Kobey's Swap Meet but implementing some visual enhancements perhaps without interfering with the economics of Kobey, like the planting of trees and such
- Would like to see both the Sports Arena and Kobey's stay
- South area by Black Angus to be redeveloped

Ms. Baker notes the following for her vision of the area:

- The commercial corridor to be developed right along Sports Arena is appropriate
- To see Kobey's Swap Meet stay in this area perhaps implementing some of the concepts used in the presentation to make it look more permanent and visually appealing
- Would like to see a fair amount of housing in the area such as town homes and multi family units some of which should be market rate and some moderate income

- Would like to see flexibility on the height limit
- Some retail and small stores serving the residential
- Would like to see a gathering place like some sort of plaza or amphitheatre noting that it does not have to be huge sighting Coronado park as an example of an effective park space that does not take up a lot of land

Ms. Batten states the following as her vision for the area:

- A unique park like setting
- Small unique retail stores
- Loft style housing above
- Large open space and perhaps open space like Kobey's Swap Meet
- Bike trails
- Does not want to see tract development
- Not much more commercial, but instead a unique walkable residential and shopping community

Mr. Pretto notes that he agrees with many of the comments and has already made a presentation on how his family would like to see Kobey's develop and then notes the following:

- Sports Arena Square developed with mixed use and to the extent that it is successful that model could then be used as development continues.
- Mixed use development on the commercial corridors, perhaps retail along the bottom and condos or apartments on top and behind
- Swap meet continued as a more permanent feature and community asset to this community
- Perhaps support grandfathering the height of some existing buildings. Possibly taking the floor plate of the Sports Arena, whatever that acreage is, and allowing the same height for that amount of land. For example, if the current amount above 30 ft is five acres, then allowing for 5 acres of development above 30 ft but not necessarily all five acres in one piece, perhaps breaking it up to encourage diversity.
- Opposes the linear street grid, would want more meandering streets
- Does not want to see the UTC design that uses block condominiums and notes that it will be hard to avoid that design with the current restriction on height

Mr. Butler states the following as his vision:

- An increase to the height limit and he notes that in reviewing the minutes from a previous meeting he would like to note that it is not necessarily more expensive to build up
- More residential due to the need in this City, some of which can be low income housing

Chairman Mannino notes that Ms. Sanguinetti suggestion was beneficial and enjoyable noting that everyone on this Committee cares about this community and share some of the same visions for this community. The Chair notes that the challenge this Committee faces is that this large piece of land is not going to be developed all at once and this challenge requires great vision. Chairman Mannino notes the following as his ideas for this land:

- Remain commercial along the commercial corridor
- Housing to soften this hard edged community, inviting parks, open space, churches, schools which would limit the adult entertainment facilities

- Open space that is broken up throughout the community and placed in appropriate areas instead of one giant park
- Mitigate traffic and provide alternate routes. Not necessarily widening streets, sighting Little Italy as an example of how narrowing streets make a community more warm, and walkable
- Support of Kobey's Swap Meet staying in the area and the incubation of small businesses
- Walk over bridge to access the tremendous amount of land that can be used as park space

Chairman Mannino opens the floor for discussion.

Mr. Ross notes that in regards to the need for park and open space, this community has a tremendously large shortage of park space.

Ms. Batten notes that she likes Mr. Pretto's suggestion regarding the height limit and spreading the five or so acres throughout the community.

Chairman Mannino notes that he believes it is important to try to support a community that has many small businesses. He notes that this is critical if we are trying to achieve a more walkable community as it is the small businesses which encourage window shopping.

Mr. Kenton notes that the Committee must realize that the economics are what will drive what happens to this land. He notes that the City will not pay for it, and so the Committee must make this plan desirable.

Ms. Sanguinetti sights Santa Barbara as a charming community that is designed so that it is income producing for a developer but it is still visually appealing.

Ms. Batten notes that she agrees with Ms. Sanguinetti. This Committee needs to make sure we have an impact on what happens in this community to avoid what has happened at Liberty Station.

Mr. Ross notes that there are other factors that encourage improvement in the community such as the length of lease. He states that investment could be made more appealing to a leaser just as it could to a developer.

Mr. Pretto notes that he has enjoyed the dialogue today and thanks Ms. Sanguinetti for her suggestion.

Chairman Mannino asks for further discussion and with none, opens the floor for public comment.

Ms. Sherrer comments that if the height limit is changed, there could be numerous consequences. She also notes that increasing housing in this City is irresponsible as we already have shortages especially noting the water shortage.

With no further public comment and time expiring, Chairman Mannino notes that he would like some direction on next week's agenda items and reminds the Committee of the Redevelopment Agency tour scheduled for the end of this meeting.

Mr. Pretto suggests agendizing the discussion of the public comment from the Tuesday, August 23, 2004 evening meeting.

Mr. Ross agrees and notes that perhaps the Committee could set aside the five meetings in October for decision making.

Mr. Pretto notes that he would like to see the Committee start making decisions in September and indicates that he will be absent for the first two weeks in October.

Chairman Mannino reminds the Committee that each member has the ability to make a motion at any time and notes that up to this point the Committee had decided it would be best to remain in an information gathering mode up until this evening meeting. The Chair notes at the conclusion of this evening meeting this Committee will have the opportunity to move forward with decision making.

Ms. Batten agrees with the Chair and notes that once this evening meeting occurs, the Committee should begin moving forward.

Mr. Ross indicates that he will be absent for the September 10th and September 17th meeting.

Chairman Mannino asks for direction on next week's agenda.

Chairman Mannino notes that he will agendize the evaluation of the evening public meeting and the discussion of future agendas. He then asks what additional items the Committee would like to agendize. A Q and A ensues.

Various Committee members voice their support for again agendizing both Land Use and Height.

Chairman Mannino notes that he will also agendize Land Use and Height Limit.

Chairman Mannino then asks if there is any further comment and with none, the Chair adjourns the meeting at 9:34 AM.

Respectfully submitted by:

Audrey Hyde
Volunteer Secretary